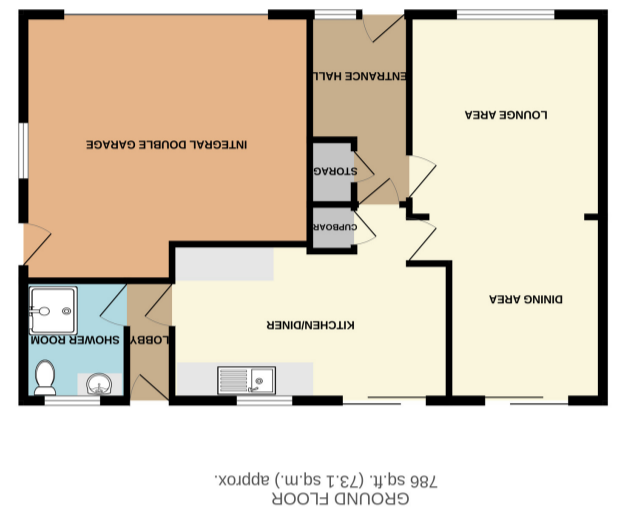
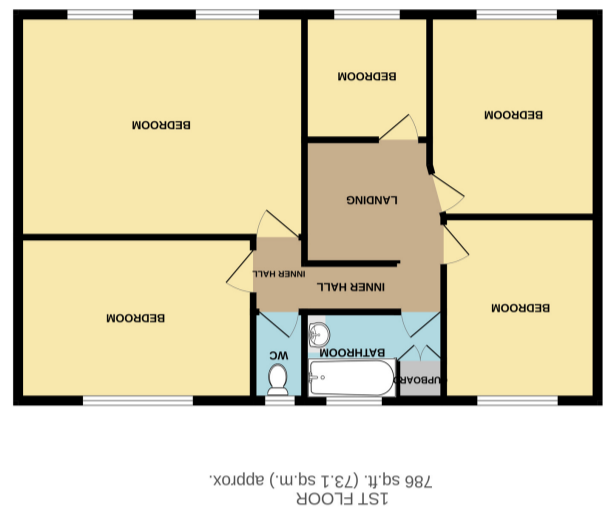


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 157.3 sq.ft. (146.1 sq.m.) approx. Made with Metropix ©2023





#### FRONTAGE

The property occupies a large plot in the corner of the Cul-de-sac with a large driveway for 4-5 vehicles. There is a detached detached garage plus a large integral double garage.

#### ENTRANCE

11' 3" x 5' 8" (3.43m x 1.73m) Via an aluminum double glazed entrance door with obscure glazed inserts and matching side panel. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Understairs storage cupboard. Carpet laid throughout. Doors through to lounge/diner and kitchen/diner.

#### LOUNGE/DINER

Lounge Area: 11' 10" x 11' 6" (3.61m x 3.51m) UPVC double glazed window to front aspect. Aluminium double glazed sliding patio door from the dining area opening to garden. Textured ceiling with two ceiling light points. Two wall mounted panelled radiators. Carpet laid throughout. Dining Area: 10' 10" x 9' 7" (3.30m x 2.92m)

#### KITCHEN/DINER

16' 5" x 9' 2" max (5.00m x 2.79m) Additional under stairs storage cupboard. Double glazed aluminium sliding patio door opening to rear garden. Corresponding double glazed window from kitchen area. Two ceiling mounted florescent kitchen lights. Textured ceiling. Wall mounted panelled radiator to the dining room end. Kitchen comprises of a range of wall mounted and base level kitchen cabinets & drawers. Stainless steel sink unit with mixer tap and drainer set into rolled edge worktop. Tiled splashbacks. Space for free standing gas cooker. Space & plumbing for washing machine and under counter space for additional appliance. Space for free standing fridge/freezer. Door with multi glazed panelled inserts opening through to lobby.

#### LOBBY

Textured ceiling and florescent ceiling light point. Double glazed aluminium door opening to garden.

#### GROUND FLOOR SHOWER ROOM

7' 1" x 5' 8" (2.16m x 1.73m) Obscure double glazed aluminium window to rear aspect. Textured ceiling with ceiling light point. Suite comprises of a corner shower cubide with electric Triton shower inset. A close coupled WC and wash basin inset to vanity storage unit. Wall mounted heated towel rail.

#### FIRST FLOOR LANDING

Via a carpeted half return staircase. Access to loft. Timber balustrade and wrought iron banisters. Carpeted landing. Inner passageway providing access to two additional large bedrooms and separate WC.

#### BEDROOM ONE (LOCATED WITHIN THE EXTENSION SIDE)

17' 0" x 13' 4" (5.18m x 4.06m) Two UPVC double glazed windows to front aspect. Textured coved ceiling with two ceiling light points. Built in mirror fronted sliding door wardrobes. Two wall mounted panelled radiators. Carpet laid throughout.

#### BEDROOM TWO (LOCATED WITHIN THE EXTENSION SIDE)

13' 6" x 9' 8" (4.11m x 2.95m) Double glazed aluminium window to rear aspect. Textured & coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### SEPARATE WC

Obscure double glazed aluminium window to rear aspect. Textured ceiling with ceiling light point. Close coupled WC.

#### BATHROOM

8' 2" x 5' 3" (2.49m x 1.60m) Obscure double glazed aluminium window to rear aspect. Smooth plastered ceiling with ceiling light point. Tiled walls to sanitary areas. Panelled bath with mixer tap. Shower attachment over. Pedestal wash basin with vanity storage unit beneath. Built in airing cupboard. Wall mounted panelled radiator.

#### BEDROOM THREE (ORIGINAL MASTER BEDROOM)

12' 0" x 9' 11" (3.66m x 3.02m) UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM FOUR

10' 11" x 9' 1" (3.33m x 2.77m) Double glazed aluminium window to rear aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM FIVE

7' 5" x 7' 5" (2.26m x 2.26m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### INTEGRAL DOUBLE GARAGE

Extra wide up and over garage door from front. Courtesy side door and window from garden side passage. Power and lighting connected. Wall mounted modern Glow worm boiler.

#### LARGE REAR GARDEN

Approximately 55' 0" x 50' 0" (16.76m x 15.24m). Retaining feature wall with inset flower / shrub beds with pathway to end of the garden. Timber fenced boundaries and feature flower bed borders & large main lawn area. Raised hard-standing with brick feature wall surround to patio and large storage shed / workshop. Side passage leading to side garden gate and side access to double garage.

#### COUNCIL TAX BAND D

Rochford District Council

